

STAFF REVIEW AGENDA

09/04/2008
FINAL

Zoning

- 1 C08-046 Work Code: Privately Initiated MANAGER: Sylvia Do
APN: TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: FARAKESH ALI ET AL
RDA area:NO Planned Community: N/A
District: 6 Zone: Unincorporated GP: GC Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 0.44 Previous files:
southwest corner of South Bascom Avenue and Maywood Avenue (APNs: 282-10-073 & 074)
Conforming Rezoning from County to CG Commercial General Zoning District to allow commercial uses
on a 0.44 gross acre site

Planned Development

- 2 PD08-053 Work Code: None MANAGER: Reena Mathew
APN: **23505012** TECH: Helen Maddox ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Yes Owner: CHAN ANITA ET AL
RDA area: Rincon de los Esteros Planned Community: Rincon South
District: 3 Zone: CN, CG, LI GP: TCR (25-65) Near a Waterway (<300ft):No
Address: 1290 N 1ST ST SNI area: No Historic Dist: NO
Gross acres: 4.045 Previous files: **PDC07-101 PRE06-399**
southeast corner of North First Street and Rosemary Street
Planned Development Permit to remove existing structures and to construct 290 multi-family residential
units (106 senior affordable and 184 multifamily affordable) over a podium garage on a 4.045 gross acre
site
- 3 PD08-055 Work Code: None MANAGER: Martina Davis
APN: **23730015** TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No Impervious Surface: No Owner: DAVIDSON ALVIN B TRUSTEE & ET AL
RDA area:NO Planned Community: No
District: 4 Zone: HI(PD) GP: HI Near a Waterway (<300ft):No
Address: 1605 INDUSTRIAL AV SNI area: No Historic Dist: NO
Gross acres: 5.667 Previous files: **PDC08-002**
northerly terminus of Industrial Avenue
Planned Development Permit to allow relocation of a billboard and to add a rear face to it in the HI(PD)
zoning district on a 5.667 gross acre site

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Planned Development

- 4 PDA98-075-05 Work Code: None MANAGER: Bill Roth
APN: **65922024** TECH: Warren Winkler ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Yes Owner: FIRST CHURCH OF THE NAZARENE OF SJ
RDA area: No Planned Community: No, Evergreen
District: 8 Zone: A(PD) GP: HL Near a Waterway (<300ft): Yes
Address: 3695 ROSE TERRASSE CL SNI area: No Historic Dist: NO
Gross acres: 21.5 Previous files:
NE side of Rose Terrasse Ci 550 ft NE of Murillo Av
Planned Development Amendment to allow the operation of a child care service on weekdays at an existing church, with no new construction, on a 21.5 gross acre site

- 5 PDA77-046-01 Work Code: Multi-Family Lot MANAGER: Avril Baty
APN: **67015024** TECH: Suzanne Thomas ENGINEER:
Historic: No Impervious Surface: Owner: BRANDENBURG STAEDLER & MOORE-WO
RDA area: SNI Planned Community: No
District: 7 Zone: R-1-8(PD) GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 453 ABORN RD SNI area: West Evergreen Historic Dist: NO
Gross acres: 22.08 Previous files: LNC08-001
W side Towers Ln between Aborn Rd & E Capitol Ex
Live Tree Removal Permit for the removal of three Red Ironbark Eucalyptus trees, 78 inches, 99 inches, and 117 inches in circumference, along Towers Lane, adjacent to mobile home community.

Site Development

- 6 HA91-046-01 Work Code: None MANAGER: Christopher Burton
APN: **09709036** TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No Impervious Surface: Yes Owner: North First Street Office Partners Henry D Bull
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: IP Near a Waterway (<300ft): No
Address: 3100 N 1ST ST SNI area: No Historic Dist: NO
Gross acres: 4.75 Previous files: RSL08-022 PRE08-082
NE corner Montague Ex and N 1st St
Site Development Permit Amendment for the construction of a 2-story detached parking structure at an existing R&D facility on a 4.75 gross acre site

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Tentative Map

- 7 AT08-042 Work Code: MANAGER: Avril Baty
APN: **42933020** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: TAYLOR-KING SUSAN AND KING WILLIAM I
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1262 GLENWOOD AV SNI area: No Historic Dist: NO
Gross acres: 0.22 Previous files:
south side of Glenwood Avenue approximately 100 feet west of Cottle Avenue
Lot line adjustment within a single parcel to remove an existing lot line on a 0.22 acre site

- 8 T08-043 Work Code: MANAGER: Licinia McMorrow
APN: **74209049** TECH: Roland White ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: RANCHO SAN VICENTE ASSOCS LLC
RDA area: No Planned Community: No
District: 10 Zone: R-1-1 GP: NUH Near a Waterway (<300ft): Yes
Address: 0 MCKEAN RD SNI area: No Historic Dist: NO
Gross acres: 686.2 Previous files: T06-051
approximately 500 feet east of Almaden Road and 500 feet west of McKean Road
Conventional Tentative Map to subdivide 2 parcels into 16 lots for single-family detached residential uses
on a 686.2 gross acres site

Tree Removal

- 9 TR08-237 Work Code: SF Lot - on private lot MANAGER: Licinia McMorrow
APN: **68901017** TECH: Sanhita Mallick ENGINEER:
Historic: No Impervious Surface: Owner: VAN ZERR SHELLEY TRUSTEE
RDA area: No Planned Community: No
District: 2 Zone: R-1-2 GP: VLDR (2.0) Near a Waterway (<300ft): No
Address: 6358 SNELL AV SNI area: No Historic Dist: NO
Gross acres: 0.48 Previous files:
E side Snell Av across from Colleen Dr
Tree Removal Permit Request for Removing one live Palm Tree 155 inches in circumference and one dead palm tree 145 inches in circumference from the front yard of a detached single family residence
- 10 TR08-238 Work Code: SF Lot - on private lot MANAGER: Allen Tai
APN: **69216011** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: DWYER RENE A TRUSTEE & ET AL
RDA area: No Planned Community: No
District: 2 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 327 COLVILLE DR SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
N side of Colville Dr 640 ft W of Lean Av
Live Tree Removal Permit to allow the removal of one Modesto Ash tree, approximately 120 inches in circumference from the front yard of an existing single-family detached residential lot.

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Tree Removal

- 11 TR08-239 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **57534050** TECH: John Kim ENGINEER:
Historic: No Impervious Surface: Owner: ZARRABIAN YOUSEF AND SHANAZ
RDA area: No Planned Community: No
District: 10 Zone: R-1-5 GP: LDR (5.0) Near a Waterway (<300ft): No
Address: 1351 CAMINO ROBLES WY SNI area: No Historic Dist: NO
Gross acres: 0.22 Previous files: TR08-098 SP07-016

E corner Cerro Verde and Camino Robles Wy

Live Tree Removal Permit for the removal of one Monterey pine tree, 57 inches in circumference, from the front yard of a single family detached residence located in the R-1-5 Zoning District.

- 12 TR08-240 Work Code: SF Lot - on private lot MANAGER:
APN: **45527007** TECH: Darren McBain ENGINEER:
Historic: No Impervious Surface: Owner: SMITH DALE A AND SAMUELS LAURA T
RDA area: No Planned Community: No
District: 6 Zone: CN GP: GC Near a Waterway (<300ft): Yes
Address: 2436 ALMADEN RD SNI area: No Historic Dist: NO
Gross acres: 0.25 Previous files:

Tree Removal Permit to allow removal of one dead Poplar tree approx. 86 inches in circumference

- 13 TR08-241 Work Code: SF Lot - on private lot MANAGER: Bill Roth
APN: **29922052** TECH: Meera Nagaraj ENGINEER:
Historic: No Impervious Surface: Owner: PARKER DAVID R TRUSTEE & ET AL
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 3465 WALTON WY SNI area: No Historic Dist: NO
Gross acres: 0.18 Previous files:

N side Walton Wy 150 ft W of Calboro Dr

To remove a Black Walnut tree, 99 inches in circumference located at the rear yard of a single family detached residential lot.

- 14 TR08-242 Work Code: SF Lot - on private lot MANAGER: Jeff Roche
APN: **68947035** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: MEHTA HARRY
RDA area: No Planned Community: No
District: 2 Zone: R-1-8(CL) GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 6378 PEARLROTH DR SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:

Dead Tree Removal Permit to allow the removal of one dead, Evergreen tree approximately 61-inches in circumference from the rear yard of an existing single-family detached residential lot.

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Tree Removal

- 15 TR08-243 Work Code: SF Lot - on private lot MANAGER: Ella Samonsky
APN: **42921016** TECH: Suzanne Thomas ENGINEER:
Historic: No Impervious Surface: Owner: COSTA TAMARA AND PIETRO
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 920 CALIFORNIA AV SNI area: No Historic Dist: NO
Gross acres: 0.16 Previous files:
S side California Av 180 ft W of Curtiss Av
Live Tree Removal Permit for the removal of one walnut tree, 64 inches in circumference, from the rear yard of a single family detached residence.

Conditional Use

- 16 CPA90-029-01 Work Code: CP Generic MANAGER: Sylvia Do
APN: **49933027** TECH: Helen Maddox ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: No Owner: CORPUZ DEANNA L ET AL
RDA area: No Planned Community: No
District: 7 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 2887 MCLAUGHLIN AV SNI area: No Historic Dist: NO
Gross acres: 3.91 Previous files:
south side of McLaughlin Avenue, approximately 250 feet southerly of Bendmill Way
Conditional Use Permit Amendment to construct an addition of 5,625 square feet for special-needs adult-care use at an existing private day-care/elementary school and adult care facility on a 3.9 gross acre site

ABC Exception

- 17 ABC08-009 Work Code: CP for Off-Sale of Alcohol MANAGER: Suparna Saha
APN: **26420127** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: OLIVER JOHN L AND JOYCE L
RDA area: SNI Planned Community: No
District: 3 Zone: CP GP: NCC, RS-C (25+) Near a Waterway (<300ft): No
Address: 394 BIRD AV SNI area: Delmas Park Historic Dist: NO
Gross acres: 0.1 Previous files: CP08-007
northeast corner of Bird Avenue and Auzerais Avenue
Determination of Public Convenience or Necessity to allow off-sale of alcoholic beverages at a retail store on a 0.13-gross acre.

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Administrative

- 18 AP08-009 Work Code: Other MANAGER: Suparna Saha
APN: **48610056** TECH: Roland White ENGINEER: N/A
Historic: No Impervious Surface: Owner: Imwalle Properties
RDA area: Story Road Planned Community: No
District: 7 Zone: CP GP: NCC Near a Waterway (<300ft): No
Address: 1604 STORY RD SNI area: K.O.N.A., East Valley/680 Com Historic Dist: NO
Gross acres: 0.70 Previous files: CP06-029 CP06-015 ABC06-010 H06-004 PRE05
southwest corner of Story Road and S. King Road
Utility Structure Administrative Permit to install an approximately 66 sf electrical utility structure over four feet in height

Annexation

- 19 HAMILTON 060 Work Code: Other MANAGER: Suparna Saha
APN: TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner: FARAKESH ALI ET AL
RDA area: Planned Community: N/A
District: 6 Zone: Unincorporated GP: GC Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 0.44 Previous files:
southwest corner of South Bascom Avenue and Maywood Avenue (APNs: 282-10-073 & 074)
Annexation of 0.44 acres from the County into the City of San Jose

General Plan Amendments

- 20 GP08-03-01 Work Code: Other MANAGER: Rachel Roberts
APN: **23501010** TECH: Helen Maddox ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner: CALIFORNIA WATER SERVICE CO
RDA area: Rincon de los Esteros Planned Community: No
District: 3 Zone: CN, LI GP: TCR (25-65)/GC, PPOS, IP Near a Waterway (<300ft): No
Address: 1720 N 1ST ST BLDG C SNI area: No Historic Dist: NO
Gross acres: 8.73 Previous files: H07-017 AP07-007 PRE06-263
east side of North First Street, approximately 450 feet northerly of Archer Street
GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Transit Corridor Residential (25-65 DU/AC)/General Commercial, Public Park and Open Space, Industrial Park to Combined Industrial/Commercial on 8.6 acres (CALIFORNIA WATER SERVICE CO, Owner)

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General Plan Amendments

- 21 GP08-05-01A Work Code: Other MANAGER: Jenny Nusbaum
APN: TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner:
RDA area: Alum Rock Avenue Planned Community: No
District: 5 Zone: A(PD) GP: PQP, MDR (8-16) Near a Waterway (<300ft): No
Address: SNI area: Mayfair Historic Dist: NO
Gross acres: 0.736 Previous files:
East side of S King Rd 280 ft S of Shortridge Av
General Plan Diagram Amendment to expand the Alum Rock Neighborhood Business District to the south to include almost all of APN 481-18-059, excluding the southernmost sliver
- 22 GP08-05-01B Work Code: Other MANAGER: Jenny Nusbaum
APN: **48121014** TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner:
RDA area: Alum Rock Avenue Planned Community: No
District: 5 Zone: CG, A(PD) GP: MHDR (12-25) Near a Waterway (<300ft): No
Address: 2070 ALUM ROCK AV SNI area: Mayfair Historic Dist: NO
Gross acres: 1.639 Previous files: **PRE07-172**
S side Alum Rock Av 300 ft W of Jose Figueres Av
General Plan Diagram Amendment to expand the Alum Rock Neighborhood Business District to the south to include the northern half of APNs 481-21-014, 481-21-015, and 481-21-148, and to change the Land Use Designation of this area to General Commercial (GC)
- 23 GP08-05-01C Work Code: Other MANAGER: Jenny Nusbaum
APN: **48106016** TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner:
RDA area: Alum Rock Avenue Planned Community: No
District: 5 Zone: R-1-8 GP: MHDR (12-25) Near a Waterway (<300ft): No
Address: 0 (LAND ONLY.) SNI area: No Historic Dist: NO
Gross acres: 0.87 Previous files:
SW corner N Jackson Av and Luz Av
General Plan Amendment to expand the Alum Rock Neighborhood Business District to the north to include all of APNs 481-06-016 and 481-06-017
- 24 GP08-05-01D Work Code: Other MANAGER: Jenny Nusbaum
APN: **48441162** TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner:
RDA area: Alum Rock Avenue Planned Community: No
District: 5 Zone: R-1-8 GP: PQP Near a Waterway (<300ft): No
Address: 70 S JACKSON AV SNI area: Mayfair Historic Dist: NO
Gross acres: 0 Previous files:
E side S Jackson Av 250 ft S of Alum Rock Av
General Plan Amendment to expand the Alum Rock Neighborhood Business District to the south to include all of APN 484-41-162

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General Plan Amendments

- 25 GP08-05-01E Work Code: Other MANAGER: Jenny Nusbaum
APN: TECH: Warren Winkler ENGINEER: Ryan Do
Historic: No Impervious Surface: Owner:
RDA area: Alum Rock Avenue Planned Community: No
District: 5 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: SNI area: Mayfair Historic Dist: NO
Gross acres: 0.22 Previous files:
W side Foss Av 190 ft S of Alum Rock Av
General Plan Diagram Amendment to expand the Alum Rock Neighborhood Business District to the south to include all of APN 484-41-132, and to change the Land Use Designation of this area to General Commercial (GC)
- 26 GP08-08-05 Work Code: Other MANAGER: Rachel Roberts
APN: **67636005** TECH: Roland White ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Owner: WONG DENNIS AND VIKI C
RDA area: No Planned Community: No
District: 8 Zone: R-1-5 GP: LDR (5.0) Near a Waterway (<300ft): Yes
Address: 4203 SAN FELIPE RD SNI area: No Historic Dist: NO
Gross acres: 2.98 Previous files: **PRE08-015**
west side of San Felipe Road approximately 600 feet south of Delta Road
General Plan Amendment to change the Land Use/Transportation Diagram designation from Low Density Residential (5 du/ac) to Office on a 0.69 acre portion of a 2.98-acre site
- 27 GP08-T-07 Work Code: Other MANAGER: Jenny Nusbaum
APN: TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner:
RDA area: Planned Community: N/A
District: Citywi Zone: Citywide GP: Citywide Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
Citywide
Director-Initiated General Plan Text Amendment to add and define a new landuse designation of "Transit Corridor Employment" to allow employment uses as the primary ground floor use and residential as discretionary additional use on upper stories in proximity to Light Rail, Bus Rapid Transit, and BAR
- 28 GP08-T-08 Work Code: Other MANAGER: Ella Samonsky
APN: TECH: Warren Winkler ENGINEER: N/A
Historic: No Impervious Surface: Owner:
RDA area: Planned Community: Jackson-Taylor
District: 3 Zone: Multiple GP: Multiple Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
Jackson-Taylor Planned Residential Community
Director-Initiated General Plan Text Amendment to increase the number of residential units permitted in the Jackson-Taylor Planned Residential Community to allow the build-out of the Community.

STAFF REVIEW AGENDA

8/24/2008 to 8/30/2008

Tract Maps

1 **9994** Sub Code: Standard Map PW Engineer: Norman Mascarinas
APN: Work Proposed: Residential PL Manager:
District: 6 Gross acres: 0.45 Owner: RONNING THOMAS A
Address: 3208 DARYA CT
Previous files:
866 HILLSDALE AVENUE ON THE SOUTH SIDE OF HILLSDALE AVENUE APPROXIMATELY
TO SUBDIVIDE 2 LOTS INTO 7 LOTS FOR 6 SINGLE FAMILY RESIDENTIAL UNITS AND
ONE COMMON OPEN SPACE ON A 0.448 GROSS ACRE SITE.

Parcel Maps

2 **3-13089** Sub Code: Without Tentative Map PW Engineer: Vivian Tom
APN: **67807038** Work Proposed: Non-Residential PL Manager:
District: 2 Gross acres: 14.57 Owner: MISSION WEST PROPS LP
Address: 5970 OPTICAL CT
Previous files:
PIERCY RD (S/S), 1,200' ELY. SILVER CREEK VALLEY RD